

ARIZONA CORPORATION COMMISSION  
UTILITIES DIVISION

ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY

P

W-02181A  
PINE VALLEY WATER COMPANY  
480 RAINTREE ROAD  
SEDONA AZ 86351-7258

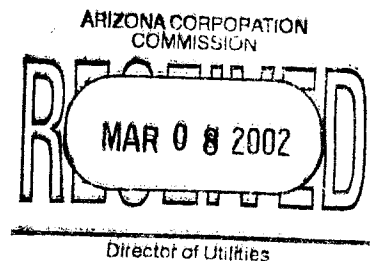
ANNUAL REPORT

FOR YEAR ENDING

12	31	2001
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FOR COMMISSION USE

ANN04	01
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Processed by:

3-8-02 am

SCANNED

## COMPANY INFORMATION

**Company Name (Business Name)** PINE VALLEY WATER COMPANY

**Mailing Address** 480 RAINTREE RD  
(Street)

SEDONA  
(City)

AZ  
(State)

86351  
(Zip)

928-284-1819  
Telephone No. (Include Area Code)

928-284-9311  
Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

**Email Address** PNJLEI @ AOL.COM

**Local Office Mailing Address** SAME  
(Street)

(City)

(State)

(Zip)

Local Office Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

**Email Address**

## MANAGEMENT INFORMATION

**Management Contact:** JUDY MANDEVILLE PRESIDENT  
(Name) (Title)

480 RAINTREE RD  
(Street)

SEDONA  
(City)

AZ  
(State)

86351  
(Zip)

928-284-1819

928-284-9311

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

**Email Address** PNJLEI @ AOL.COM

**On Site Manager:** PETE MANDEVILLE  
(Name)

480 RAINTREE RD  
(Street)

SEDONA  
(City)

AZ  
(State)

86351  
(Zip)

928-284-1819

928-284-9311

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

**Email Address** PNJLEI @ aol.com

Statutory Agent: PETE MANDEVILLE

(Name)

480 PAINTREE RD SEDONA

(Street)

(City)

AZ 86351

(State)

(Zip)

928-284-1819

Telephone No. (Include Area Code)

928-284-9311

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Attorney: \_\_\_\_\_

(Name)

(Street)

(City)

(State)

(Zip)

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

### OWNERSHIP INFORMATION

Check the following box that applies to your company:

☐ Sole Proprietor (S)

☒ C Corporation (C) (Other than Association/Co-op)

☐ Partnership (P)

☐ Subchapter S Corporation (Z)

☐ Bankruptcy (B)

☐ Association/Co op (A)

☐ Receivership (R)

☐ Limited Liability Company

☐ Other (Describe) \_\_\_\_\_

### COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

☐ APACHE

☐ COCHISE

☐ COCONINO

☐ GILA

☐ GRAHAM

☐ GREENLEE

☐ LA PAZ

☐ MARICOPA

☐ MOHAVE

☐ NAVAJO

☐ PIMA

☐ PINAL

☐ SANTA CRUZ

☒ YAVAPAI

☐ YUMA

☐ STATEWIDE

COMPANY NAME

PINE VALLEY WATER CO.

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization	4298. <sup>00</sup>	4298 <sup>00</sup>	<del>0</del>
302	Franchises	75. <sup>00</sup>	N/A	75
303	Land and Land Rights	11,994. <sup>00</sup>	N/A	11,994 <sup>00</sup>
304	Structures and Improvements	10,007. <sup>00</sup>	2187 <sup>00</sup>	2820 <sup>00</sup>
307	Wells and Springs	9872. <sup>00</sup>	6900 <sup>00</sup>	2972 <sup>00</sup>
311	Pumping Equipment	51,394. <sup>00</sup>	48686 <sup>00</sup>	2708 <sup>00</sup>
320	Water Treatment Equipment	N/A	N/A	N/A
330	Distribution Reservoirs and Standpipes	14,857. <sup>00</sup>	5200 <sup>00</sup>	9657 <sup>00</sup>
331	Transmission and Distribution Mains	54,957. <sup>00</sup>	33,968 <sup>00</sup>	20,989 <sup>00</sup>
333	Services	20,669. <sup>00</sup>	6142 <sup>00</sup>	14,527 <sup>00</sup>
334	Meters and Meter Installations	6,703. <sup>00</sup>	6395 <sup>00</sup>	308 <sup>00</sup>
335	Hydrants	4,759. <sup>00</sup>	2777 <sup>00</sup>	1982 <sup>00</sup>
336	Backflow Prevention Devices	N/A	N/A	N/A
339	Other Plant and Misc. Equipment	N/A	N/A	N/A
340	Office Furniture and Equipment	644. <sup>00</sup>	301 <sup>00</sup>	343 <sup>00</sup>
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	<b>TOTALS</b>	190,229. <sup>00</sup>	116,854. <sup>00</sup>	73,375 <sup>00</sup>

This amount goes on the Balance Sheet Acct. No. 108

COMPANY NAME PINE VALLEY WATER COMPANY

**CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR**

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
301	Organization	4298	COMPLETE	0
302	Franchises	75	N/A	N/A
303	Land and Land Rights	11994	N/A	N/A
304	Structures and Improvements	10,007	3.33	333
307	Wells and Springs	9872	3.33	326
311	Pumping Equipment	51,394	12.50	1719
320	Water Treatment Equipment	N/A	N/A	N/A
330	Distribution Reservoirs and Standpipes	14,857	5.0	743
331	Transmission and Distribution Mains	54,957	2.0	1099
333	Services	20,669	3.33	688
334	Meters and Meter Installations	6703	8.33	558
335	Hydrants	4759	2.0	95
336	Backflow Prevention Devices	N/A	N/A	N/A
339	Other Plant and Misc. Equipment	N/A	N/A	N/A
340	Office Furniture and Equipment	644	6.67	43
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	<b>TOTALS</b>	<b>190,229</b>		<b>5604</b>

This amount goes on Comparative Statement of Income and Expense Acct. No. 403.

COMPANY NAME	PIKE VALLEY WATER CO.
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## BALANCE SHEET

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	<b>ASSETS</b>		
	<b>CURRENT AND ACCRUED ASSETS</b>		
131	Cash	\$ 2363	\$ 9833
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable	1516	<del>€</del>
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies		
162	Prepayments		
174	Miscellaneous Current and Accrued Assets		
	<b>TOTAL CURRENT AND ACCRUED ASSETS</b>	\$ 3879	\$ 9833
	<b>FIXED ASSETS</b>		
101	Utility Plant in Service	\$ 188,935	\$ 190,229
103	Property Held for Future Use	N/A	N/A
105	Construction Work in Progress	N/A	N/A
108	Accumulated Depreciation – Utility Plant	111,250	116,854
121	Non-Utility Property	N/A	N/A
122	Accumulated Depreciation – Non Utility	N/A	N/A
	<b>TOTAL FIXED ASSETS</b>	\$ 77,685	\$ 73,375
	<b>TOTAL ASSETS</b>	\$ 81,564	\$ 83,208

**NOTE:** The Assets on this page should be equal to **Total Liabilities and Capital** on the following page.

**BALANCE SHEET (CONTINUED)**

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	<b>LIABILITIES</b>		
	<b>CURRENT LIABILITIES</b>		
231	Accounts Payable	\$	\$
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits		366
236	Accrued Taxes	195	412
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities		
	<b>TOTAL CURRENT LIABILITIES</b>	\$ 195	\$ 778
	<b>LONG-TERM DEBT (Over 12 Months)</b>		
224	Long-Term Notes and Bonds	\$	\$
	<b>DEFERRED CREDITS</b>		
251	Unamortized Premium on Debt	\$	\$
252	Advances in Aid of Construction		
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction		
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	<b>TOTAL DEFERRED CREDITS</b>	\$	\$
	<b>TOTAL LIABILITIES</b>	\$ 195	\$ 778
	<b>CAPITAL ACCOUNTS</b>		
201	Common Stock Issued	\$ 1000	\$ 1000
211	Paid in Capital in Excess of Par Value	84,922	76,242
215	Retained Earnings	(4,553)	5188
218	Proprietary Capital (Sole Props and Partnerships)		
	<b>TOTAL CAPITAL</b>	\$ 81,369	\$ 82,430
	<b>TOTAL LIABILITIES AND CAPITAL</b>	\$ 81,564	\$ 83,208

COMPANY NAME

## COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$ 64,739	\$ 76,277
460	Unmetered Water Revenue		
474	Other Water Revenues		
	<b>TOTAL REVENUES</b>	\$ 64,739	\$ 76,277
	<b>OPERATING EXPENSES</b>		
601	Salaries and Wages	\$	\$
610	Purchased Water		
615	Purchased Power	6288	5877
618	Chemicals		
620	Repairs and Maintenance	7903	1984
621	Office Supplies and Expense		
630	Outside Services	25,514	39,985
635	Water Testing	570	1000
641	Rents	6330	5844
650	Transportation Expenses		
657	Insurance – General Liability		
659	Insurance - Health and Life		
666	Regulatory Commission Expense – Rate Case		
675	Miscellaneous Expense	350	2433
403	Depreciation Expense	10,218	5604
408	Taxes Other Than Income		
408.11	Property Taxes	2613	3809
409	Income Tax		
	<b>TOTAL OPERATING EXPENSES</b>	\$ 59,786	\$ 66,536
	<b>OTHER INCOME/EXPENSE</b>		
419	Interest and Dividend Income	\$	\$
421	Non-Utility Income		
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense		
	<b>TOTAL OTHER INCOME/EXP</b>	\$	\$
	<b>NET INCOME/(LOSS)</b>	\$ 4953	\$ 9741



**COMPANY NAME**

**SUPPLEMENTAL FINANCIAL DATA**  
**Long-Term Debt**

	<b>LOAN #1</b>	<b>LOAN #2</b>	<b>LOAN #3</b>	<b>LOAN #4</b>
Date Issued				
Source of Loan				
ACC Decision No.				
Reason for Loan				
Dollar Amount Issued	\$	\$	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate				
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End                      \$ \_\_\_\_\_

Meter Deposits Refunded During the Test Year                      \$ \_\_\_\_\_

COMPANY NAME

## WATER COMPANY PLANT DESCRIPTION

### WELLS

ADWR ID Number	Pump Horsepower	Pump Yield (Gpm)	Casing Size (inches)	Meter Size (inches)
55-627209	20	85	8"	3"

### OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)

TOTAL GALLONS PUMPED (NOT SOLD) THIS YEAR (thous.) = \_\_\_\_\_

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
10 HP	1	5	1
7 1/2 HP	1		
5 HP	1		
1 1/2 HP	1		

STORAGE TANKS		PRESSURE TANKS	
Capacity	Quantity	Capacity	Quantity
		5000 gal	1

## STATISTICAL INFORMATION

Total number of customers 140

Total number of gallons sold 12,009,434 gallons

COMPANY NAME \_\_\_\_\_

YEAR ENDING 12/31/2001

**INCOME TAXES**

For this reporting period, provide the following:

Federal Taxable Income Reported	<u>9528</u>
Estimated or Actual Federal Tax Liability	<u>0</u>
State Taxable Income Reported	<u>9528</u>
Estimated or Actual State Tax Liability	<u>0</u>

Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances	_____
Amount of Gross-Up Tax Collected	_____
Total Grossed-Up Contributions/Advances	_____

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

**CERTIFICATION**

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.

\_\_\_\_\_  
**SIGNATURE**\_\_\_\_\_  
**DATE**\_\_\_\_\_  
**PRINTED NAME**\_\_\_\_\_  
**TITLE**

COMPANY NAME \_\_\_\_\_ YEAR ENDING 12/31/2001

**WATER AND SEWER  
UTILITIES ONLY**

**PROPERTY TAXES**

Indicate the amount of actual property taxes paid during this reporting period (Calendar Year 2001)

\$ 3808.80

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled Checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain reasons below:

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**VERIFICATION  
AND  
SWORN STATEMENT  
Intrastate Revenues Only**

**VERIFICATION**

STATE OF AZ

I, THE UNDERSIGNED

OF THE

COUNTY OF (COUNTY NAME)	<u>YAVAPAI</u>
NAME (OWNER OR OFFICIAL) TITLE	<u>JUDY &amp; PETE MANDEVILLE PRES / EX VP.</u>
COMPANY NAME	<u>PINE VALLEY WATER CO.</u>

**DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION**

**FOR THE YEAR ENDING**

MONTH	DAY	YEAR
<u>12</u>	<u>31</u>	<u>2001</u>

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2001 WAS:

Arizona IntraState Gross Operating Revenues Only (\$)

\$ 76,277.00

(THE AMOUNT IN BOX ABOVE  
INCLUDES \$ 4313.00

IN SALES TAXES BILLED, OR COLLECTED

**\*\*REVENUE REPORTED ON THIS PAGE MUST  
INCLUDE SALES TAXES BILLED OR  
COLLECTED. IF FOR ANY OTHER REASON,  
THE REVENUE REPORTED ABOVE DOES NOT  
AGREE WITH TOTAL OPERATING REVENUES  
ELSEWHERE REPORTED, ATTACH THOSE  
STATEMENTS THAT RECONCILE THE  
DIFFERENCE. (EXPLAIN IN DETAIL)**

Judy Mandeville  
SIGNATURE OF OWNER OR OFFICIAL  
928/254-1819  
TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

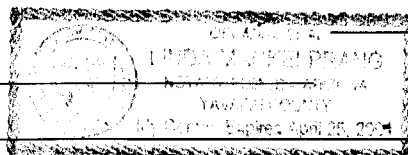
6th

DAY OF

COUNTY NAME	<u>YAVAPAI</u>
MONTH	<u>MARCH</u>
	<u>2002.</u>

(SEAL)

MY COMMISSION EXPIRES



SIGNATURE OF NOTARY PUBLIC

**VERIFICATION  
AND  
SWORN STATEMENT  
RESIDENTIAL REVENUE  
INTRASTATE REVENUES ONLY**

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

(COUNTY NAME) <u>YAVAPAI</u>	
NAME (OWNER OR OFFICIAL) <u>JUDY L. PETER MANDRELL</u>	TITLE <u>PRESIDENT / EX V.P.</u>
COMPANY NAME <u>PINE VALLEY WATER CO</u>	

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
<u>12</u>	<u>31</u>	<u>2001</u>

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**SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2001 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES
\$ <u>76,277.00</u>

(THE AMOUNT IN BOX AT LEFT  
INCLUDES \$ 4513.00  
IN SALES TAXES BILLED, OR COLLECTED

\*RESIDENTIAL REVENUE REPORTED ON THIS PAGE  
MUST INCLUDE SALES TAXES BILLED.

X Judy Mandrell  
SIGNATURE OF OWNER OR OFFICIAL

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS

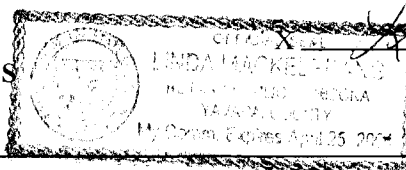
<u>6th</u>
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DAY OF

(SEAL)

MY COMMISSION EXPIRES

NOTARY PUBLIC NAME <u>Linda Mackelprang</u>	
COUNTY NAME <u>Yavapai</u>	
MONTH <u>March</u>	<u>2002</u>



SIGNATURE OF NOTARY PUBLIC

Linda Mackelprang

DIST ID: UM03 A  
02/05/02 22:12:23  
REPORT ID: PS1220 - 01  
LATEST ACTIVITY: / /

ARIZONA DEPARTMENT OF REVENUE  
CENTRALLY VALUED PROPERTIES SYSTEM  
STATEMENT OF ORIGINAL COST - PER BALANCE SHEET

PAGE: 468  
PS1221

TAXPAYER NAME	TRANS CODE	TP CL-NUM	TRANSACTION KEY A CO AREA	ACTION CODE	CURRENT YEAR BLDG & STRUCTURES	CURRENT YEAR PERSONAL PROP	PREVIOUS YEAR BLDG & STRUCTURES	PREVIOUS YEAR PERSONAL PROP	% CHANGE
PINE VALLEY WATER CO									
JUDY MANDEVILLE/PRESIDENT									
	30	55-186	13 0970				166,366	20,718	
	30	55-186	13 0975				000	49,448	
COUNTY TOTAL			13		000	000	166,366	70,166	
TAXPAYER TOTAL		55-186			000	000	166,366	70,166	



PAGE: 680

ARIZONA DEPARTMENT OF REVENUE

DIST ID: UM03 B

CENTRALLY VALUED PROPERTIES SYSTEM

DATE: 02/06/02

LATEST ACTIVITY: / /

REPORT: PS1220-12

TAXPAYER PAGE 1  
PS1224

OPERATING LAND BY TAXPAYER

TAXPAYER NUMBER	COUNTY	AREA	PARCEL NUM	LINE		LAND FCV	NO	LEGAL DESCRIPTION
				BK	MP			
55-186	13	0975	405 32 044			48,000	01	3316N003E PINE VALLEY UNIT 1 LOT 42 AMENDED IN NE4 NE4
							02	SEC 33 T16N R3E CONT 0.532AC

AREA TOTAL 1 PARCELS 48,000

COUNTY TOTAL 1 PARCELS 48,000

TAXPAYER TOTAL 1 PARCELS 48,000

**LANCE  
ENTERPRISES  
INC.**

**PINE VALLEY  
WATER  
CO.**

**PETE AND JUDY MANDEVILLE  
480 RAINTREE RD. SEDONA, AZ. 86351**

**Phone 520-284-1819, 520-284-2978**

**Fax 520-284-9311**

**FACSIMILE COVER SHEET**

**TO:**

*CARMEN*

**DATE**

*3/8/02*

**FROM**

*Judy*